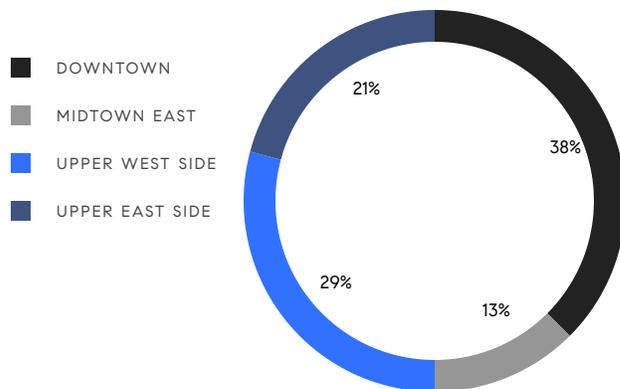


# MANHATTAN WEEKLY LUXURY REPORT



620 PARK AVENUE, PH

RESIDENTIAL CONTRACTS  
\$5 MILLION AND UP



24

CONTRACTS SIGNED  
THIS WEEK

\$279,855,000

TOTAL CONTRACT VOLUME

The Manhattan luxury real estate market, defined as all properties priced \$5M and above, saw 24 contracts signed this week, made up of 19 condos, and 5 co-ops. The previous week saw 17 deals. For more information or data, please reach out to a Compass agent.

**\$11,660,625**

AVERAGE ASKING PRICE

**\$8,295,000**

MEDIAN ASKING PRICE

**\$3,146**

AVERAGE PPSF

**3%**

AVERAGE DISCOUNT

**\$279,855,000**

TOTAL VOLUME

**155**

AVERAGE DAYS ON MARKET

Unit PHW at 25 Bond Street in NoHo entered contract this week, with a last asking price of \$39,500,000. Built in 2005, this penthouse condo spans 6,358 square feet with 4 beds and 4 baths. It features private elevator access, custom millwork, Venetian plaster walls, hardwood floors, a 43.5-foot-wide living room with wood-burning fireplace, floor-to-ceiling windows, abundant outdoor space including a roof terrace, and much more. The building provides a 24-hour concierge, a gym, a walled garden, and many other amenities.

Also signed this week was Unit PH56 at 56 Leonard Street in TriBeCa, with a last asking price of \$36,500,000. Built in 2015, this penthouse condo spans 5,858 square feet with 4 beds and 4 baths. It features high ceilings, two terraces, city and water views, an open-concept kitchen/dining/great room area, a primary bedroom with sitting area, dual walk-in closets and en-suite bath, a home gym, and much more.

**19**

CONDO DEAL(S)

**5**

CO-OP DEAL(S)

**0**

TOWNHOUSE DEAL(S)

**\$12,664,474**

AVERAGE ASKING PRICE

**\$7,846,000**

AVERAGE ASKING PRICE

**\$0**

AVERAGE ASKING PRICE

**\$8,450,000**

MEDIAN ASKING PRICE

**\$6,295,000**

MEDIAN ASKING PRICE

**\$0**

MEDIAN ASKING PRICE

**\$3,229**

AVERAGE PPSF

**N/A**

AVERAGE PPSF

**3,544**

AVERAGE SQFT

**N/A**

AVERAGE SQFT



### 25 BOND ST #PHW

Noho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$39,500,000	INITIAL	\$39,500,000
SQFT	6,358	PPSF	\$6,213	BEDS	4	BATHS	4
FEES	\$32,487	DOM	58				



### 56 LEONARD ST #PH56

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$36,500,000	INITIAL	N/A
SQFT	5,858	PPSF	\$6,231	BEDS	4	BATHS	4
FEES	\$8,508	DOM	N/A				



### 111 WEST 57TH ST #49

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$24,250,000	INITIAL	\$24,250,000
SQFT	4,492	PPSF	\$5,399	BEDS	3	BATHS	3
FEES	\$25,201	DOM	13				



### 200 AMSTERDAM AVE #41

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$22,500,000	INITIAL	\$23,500,000
SQFT	4,672	PPSF	\$4,816	BEDS	4	BATHS	4.5
FEES	\$24,799	DOM	396				



### 740 PARK AVE #6/7C

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$14,990,000	INITIAL	\$14,990,000
SQFT	N/A	PPSF	N/A	BEDS	5	BATHS	6
FEES	\$20,749	DOM	134				



### 21 EAST 26TH ST #2

Nomad

TYPE	CONDO	STATUS	CONTRACT	ASK	\$12,995,000	INITIAL	\$12,995,000
SQFT	4,967	PPSF	\$2,616	BEDS	4	BATHS	5.5
FEES	\$16,973	DOM	176				

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### 50 WEST 66TH ST #6D

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$11,600,000	INITIAL	\$11,600,000
SQFT	3,889	PPSF	\$2,983	BEDS	5	BATHS	5
FEES	N/A	DOM	N/A				



### 555 WEST 22ND ST #10BW

Chelsea

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,950,000	INITIAL	\$10,650,000
SQFT	3,015	PPSF	\$3,301	BEDS	4	BATHS	4.5
FEES	\$12,158	DOM	49				



### 255 EAST 77TH ST #28A

Upper East Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$9,015,000	INITIAL	\$8,955,000
SQFT	2,954	PPSF	\$3,052	BEDS	4	BATHS	4
FEES	\$8,622	DOM	63				



### 50 WEST 66TH ST #16C

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,965,000	INITIAL	\$8,965,000
SQFT	3,223	PPSF	\$2,782	BEDS	4	BATHS	4.5
FEES	\$8,813	DOM	1				



### 50 WEST 66TH ST #6F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,450,000	INITIAL	\$8,450,000
SQFT	2,901	PPSF	\$2,913	BEDS	3	BATHS	3
FEES	N/A	DOM	1				



### 50 WEST 66TH ST #5F

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,340,000	INITIAL	\$7,665,000
SQFT	2,901	PPSF	\$2,875	BEDS	3	BATHS	3
FEES	N/A	DOM	6				

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### 285 LAFAYETTE ST NY #3E

Nolita

TYPE	CONDO	STATUS	CONTRACT	ASK	\$8,250,000	INITIAL	\$9,000,000
SQFT	3,175	PPSF	\$2,599	BEDS	3	BATHS	3.5
FEES	\$5,640	DOM	327				



### 430 EAST 58TH ST #51A

Sutton Place

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,525,000	INITIAL	\$7,425,000
SQFT	2,090	PPSF	\$3,123	BEDS	3	BATHS	3
FEES	\$6,591	DOM	N/A				



### 1112 PARK AVE #6A

Upper East Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,495,000	INITIAL	N/A
SQFT	N/A	PPSF	N/A	BEDS	4	BATHS	4
FEES	\$6,555	DOM	N/A				



### 235 WEST 75TH ST #820

Upper West Side

TYPE	CONDO	STATUS	CONTRACT	ASK	\$6,395,000	INITIAL	\$7,850,000
SQFT	3,214	PPSF	\$1,990	BEDS	5	BATHS	5.5
FEES	\$10,447	DOM	748				



### 133 EAST 64TH ST #9A

Lenox Hill

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,295,000	INITIAL	\$6,950,000
SQFT	4,000	PPSF	\$1,574	BEDS	5	BATHS	5
FEES	N/A	DOM	61				



### 463 GREENWICH ST #5

Tribeca

TYPE	COOP	STATUS	CONTRACT	ASK	\$6,000,000	INITIAL	\$6,000,000
SQFT	N/A	PPSF	N/A	BEDS	3	BATHS	2
FEES	\$1,700	DOM	17				

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### 44 LAIGHT ST #2A

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,995,000	INITIAL	\$5,995,000
SQFT	4,012	PPSF	\$1,495	BEDS	3	BATHS	3
FEES	\$7,321	DOM	152				



### 100 BARCLAY ST #22C

Tribeca

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,650,000	INITIAL	\$5,950,000
SQFT	2,712	PPSF	\$2,084	BEDS	4	BATHS	4
FEES	\$9,284	DOM	349				



### 525 BROOME ST #PH6

Soho

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,495,000	INITIAL	\$5,495,000
SQFT	2,500	PPSF	\$2,198	BEDS	4	BATHS	3.5
FEES	\$4,573	DOM	82				



### 1 WEST 67TH ST #606/607

Upper West Side

TYPE	COOP	STATUS	CONTRACT	ASK	\$5,450,000	INITIAL	\$6,850,000
SQFT	N/A	PPSF	N/A	BEDS	2	BATHS	3
FEES	\$7,347	DOM	147				



### 721 5TH AVE #34EF

Midtown

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,250,000	INITIAL	\$5,495,000
SQFT	2,222	PPSF	\$2,363	BEDS	2	BATHS	2.5
FEES	\$10,357	DOM	190				



### 201 EAST 74TH ST #14A

Lenox Hill

TYPE	CONDO	STATUS	CONTRACT	ASK	\$5,000,000	INITIAL	\$5,000,000
SQFT	2,171	PPSF	\$2,304	BEDS	3	BATHS	3.5
FEES	\$7,383	DOM	115				

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